Planning Services
Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3

March 19, 2026 File: # PL-OPA-2026-00001 & PL-RZN-2025-00048

NOTICE OF APPLICATION

having been submitted to the City of Greater Sudbury

IN THE MATTER OF AN application under Section 22 & 34 of The Planning Act, R.S.O. 1990, Chapter P.13:

Applicants: Perry + Perry Developments Inc. Applicant
Perry + Perry Developments Inc. Owner

Location: PIN 73377-1567 & PIN 73377-1570, Plan 53R20135 Parts 1-13, Plan 53R20749 Parts 1-4, Part Lot 7, Concession 5, Township of Waters (20 Hill Road).

Application: 1. An Official Plan Amendment to delete Special Policy 21.7 of the Official Plan which limits development to 48 units per ha and permits a maximum building height of four storeys.

2. A Zoning By-law Amendment Application to rezone the lands from the "R3D36(12)", Medium Density Residential Special Zone with a maximum density of 36 units per ha, to the 'R3-1(S)', Medium Density Special Zone with the following site specific provisions:
i) a minimum of one parking space per dwelling unit, whereas 1.5 parking spaces per unit are required;
ii) a minimum of 0.1 bicycle parking spaces per dwelling unit, whereas 0.5 spaces per unit are required; and
iii) a maximum building height of 32 m (8 storeys), whereas the maximum permitted is 19 m (5 storeys).

Together the applications would be permit the construction of an eight storey multiple dwelling containing 132 rental units, in addition to the existing four storey multiple dwelling containing 56 affordable housing units, both for senior citizens.

Proposal: To permit the construction of an eight storey multiple dwelling containing 132 rental units for seniors.

Any person interested in voicing comments on the application may write to the City of Greater Sudbury, Alex Singbush, Manager of Development Approvals, Planning Services Division, PO Box 5000, Station A, 200 Brady Street, Sudbury, ON P3A 5P3, (alex.singbush@greatersudbury.ca). If you are aware of any person interested or affected by these applications who has not received a copy of this notice, it would be appreciated if you would so inform them.

Please note: Comments submitted on these matters including the originator's name and address become part of the public record, may be viewed by the general public and may be published in a planning report, included in a Planning Committee Agenda and posted on the City's website.

La version française de ce document est disponible sur demande.

By submitting information, including print or electronic information, for presentation to City Council or Committee you are indicating that you have obtained the consent of persons whose personal information is included in the information to be disclosed to the public.

If a person or public body would otherwise have an ability to appeal the decision of the Council for the City of Greater Sudbury to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Greater Sudbury on the proposed zoning by-law amendment, you must make a written request to the City of Greater Sudbury, City Clerk, Box 5000, Station A, Sudbury, Ontario, P3A 5P3.

The owner of any land that receives this notice, where the land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all of the residents.

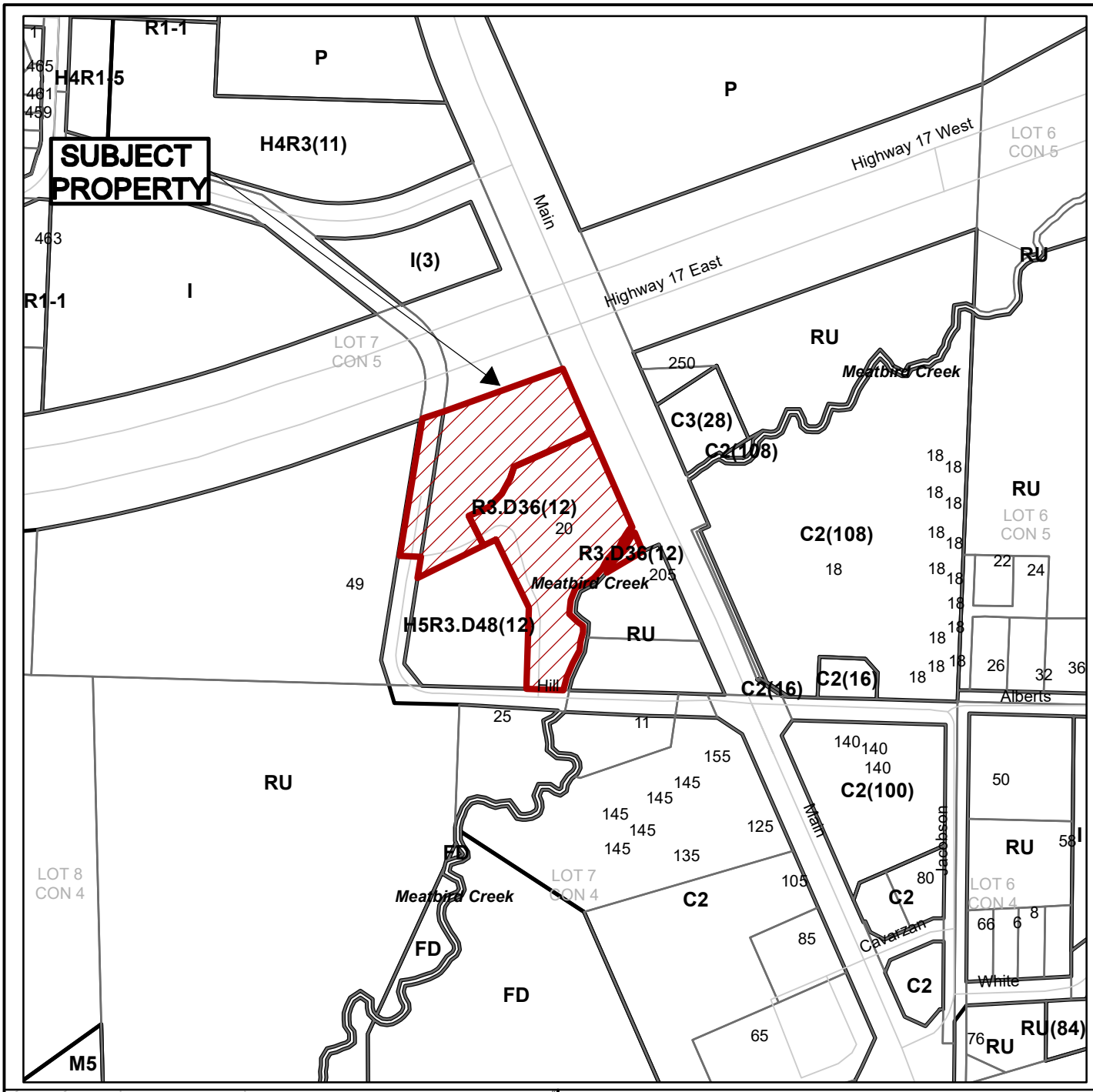
Additional information and material are available to the public for inspection from 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding holidays at Tom Davies Square, 200 Brady Street (appointment required).

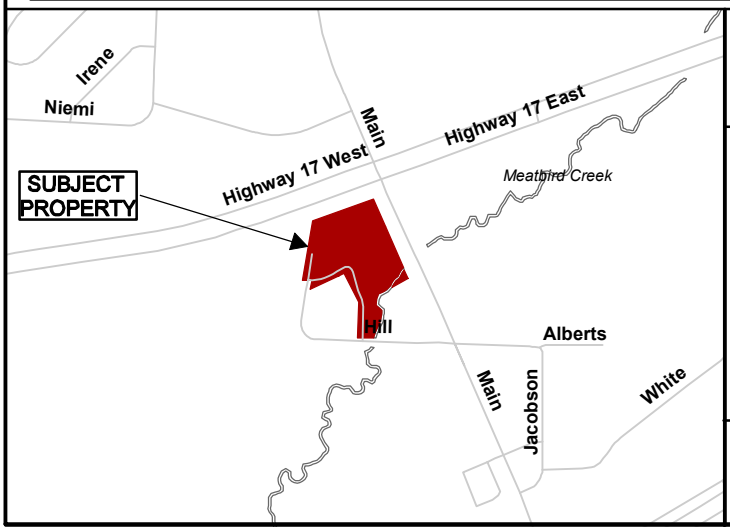
For more information, please call Stephanie Poirier, Senior Planner in Planning Services at 705-674-4455, Extension 4293.

Additional notice will be provided when the application is scheduled for a public meeting.

Alex Singbush, MCIP, RPP
Manager of Development Approvals

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Growth and Infrastructure Department

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Subject Property being PINs 73377-1567 & 73377-1570, Plan 53R20135 Parts 1-13, Plan 53R20749 Parts 1-4, Part Lot 7, Concession 5, Township of Waters, 20 Hill Road, Lively, City of Greater Sudbury

NTS
Sketch 1

PL-RZN-2025-00048
PL-OPA-2026-00001
Date: 2026 03 16

Phase III - 20 Hill Road

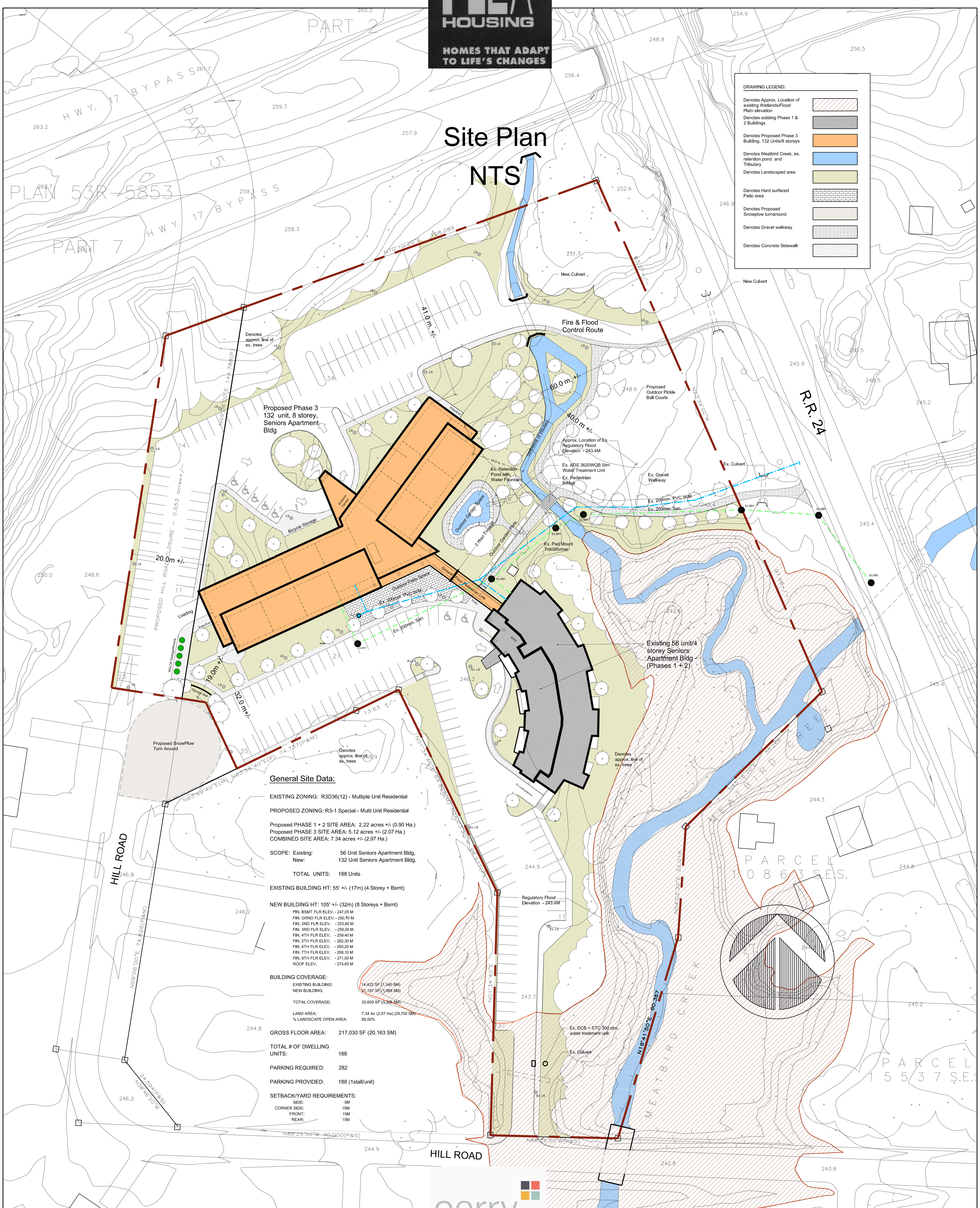
Lively, ON

Seniors Apartment Suites

20 twenty hill road

FLEX HOUSING

HOMES THAT ADAPT TO LIFE'S CHANGES



perry perry GROUP OF COMPANIES